

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL R-22
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Mr. and Mrs. Joe Thomas have expressed a desire to purchase said Parcel R-22 for the purpose of rehabilitating the property in accordance with Authority standards and becoming owner-occupants;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. and Mrs. Joe Thomas be and hereby are designated as rehabilitation developers of Disposition Parcel R-22 subject to:

- (a) Concurrence in the proposed disposal transaction and minimum disposition price by the United States Department of Housing and Urban Development.
- (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.
- (c) Receipt within 90 days of finding by FHA of mortgage insurance feasibility.

2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

3. That it is hereby determined that Mr. and Mrs. Joe Thomas possess the qualifications and financial resources necessary to acquire and develop the parcel in accordance with the Urban Renewal Plan for the project area and Authority rehabilitation standards.

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4. That the Development Administrator is hereby authorized for and in behalf of the Authority to execute and deliver a Land Disposition Agreement for Disposition Parcel R-22 between the Authority as Seller and Mr. and Mrs. Joe Thomas as Buyer in consideration of a purchase price to be approved by the U. S. Department of Housing and Urban Development providing for conveyance by the Authority of Disposition Parcel R-22, such Agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority.

That the Development Administrator is further authorized to execute and deliver a deed conveying said Property pursuant to such Disposition Agreement; and that the execution by the Development Administrator of such agreement and deed to which a Certificate of this vote is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

September ²¹14, 1967

TO: Boston Redevelopment Authority

FROM: Francis X. Cuddy, Development Administrator

SUBJECT: DESIGNATION OF REHABILITATION DEVELOPER
DISPOSITION PARCEL R-22
WASHINGTON PARK URBAN RENEWAL AREA R-24

In accordance with Authority policy, Parcel R-22, a two-unit residential structure located at 80-82 Waumbeck Street, is one of the properties made available for purchase and rehabilitation. Expressions of interest have been received from a resident of the Project Area who will be displaced by rehabilitation, and from a non-profit corporation established to carry out rehabilitation in the Washington Park Area. The non-profit corporation subsequently withdrew as a potential developer because of high estimated rehabilitation costs.

Authority policy gives higher priority to displaced families and project residents who desire to become owner-occupants. Mr. and Mrs. Joe Thomas are residents of the Project Area, and they will be displaced by rehabilitation at 191 Walnut Avenue. They have been found financially capable of completing the necessary rehabilitation, have received an excellent credit rating, and have indicated readiness to buy and rehabilitate Parcel R-22 as soon as possible in order to become owner-occupants.

The parcel was acquired by the Authority in March of this year, and the rehabilitation staff indicates that approximately \$15,000 will be required to rehabilitate the property.

It is therefore recommended that the Authority designate Mr. and Mrs. Joe Thomas as the rehabilitation developer of Parcel 22, subject to all necessary conditions, requirements, and approvals, and that the Development Administrator be authorized to execute a Land Disposition Agreement and Deed.

An appropriate Resolution is attached.

Attachment

